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CHARLES M. MOONEY, SR.
CHARLES M. MOONEY, JR.

CLARKE MIXON
JAMES R. BARR

October 23, 2012

Donna Jackson
City Clerk

Re: Agenda for the Public Works Committee Hearing on the First Tuesday of
November.

Dear Donna:

I represent Mr. Don Latourette who is the owner of Jay's Replat of Lot 16 and Lot 17 of Harmon Industrial Park Second Addition to the City of Jonesboro, Arkansas. I am attaching a copy of the plat of Lot 16 and Lot 17 as well as a plat of the Harmon Industrial Park Second Addition to the City of Jonesboro, Arkansas.

This property address is 2313 Carrie Dehon and it's located off of Hwy 18 and sets about 100 feet from Lot 18. The subdivision was developed by Jay Harmon in March of 1998.

Mr. Latourette purchased from Jay Harmon a completed building of a warehouse in 1999. The warehouse is a forty-thousand square foot building and was built to the City's specifications and a permit was issued from the City to build the warehouse. All City services except sewer was obtained. For several years the City had street signs up. After the warehouse was built and leased the subdivision continued to sale the Lots but never completed paving of the streets.

The lease on the warehouse expired and my client has never been able to release the property due to the fact that it is on a gravel road and the subdivision was never completed.

We would like to bring this matter to the attention of the Public Works Committee and ask them to, after considering the criteria of a resolution establishing criteria for unfinished subdivisions. That the City would opt to complete the subdivision by paving the street on which the building is located.

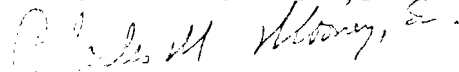
Page 2

I am attaching a copy of a City Resolution pass in 2005 setting the precedent for our meeting.

By a copy of this letter, I am notifying Mr. John Street, Chairman of the Committee and requesting that you place the matter on the agenda for the November meeting of the Public Works Committee.

Cordially Yours

MOONEY LAW FIRM, P.A.

A handwritten signature in cursive script, appearing to read "Charles M. Mooney, Sr.", written in dark ink.

Charles Mooney, Sr.

CMMsr:bd

Enclosure-stated

C/c: John Street

Otis Spriggs

Don Latourette



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Text File

File Number: RES-05:380

Agenda Date:

Version: 1

Status: Passed

In Control: Public Works Council Committee

File Type: Resolution

RESOLUTION ESTABLISHING CRITERIA FOR UNFINISHED SUBDIVISIONS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF JONESBORO, ARKANSAS

WHEREAS, there are subdivisions located within the city limits of Jonesboro within which the improvements have not been completed and;

WHEREAS, the citizens residing within said subdivisions are in need of completion of improvements; and

WHEREAS, the City Council for the City of Jonesboro, Arkansas desires to establish criteria to be used in evaluating completion of unfinished subdivisions by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS; THAT

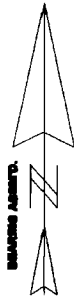
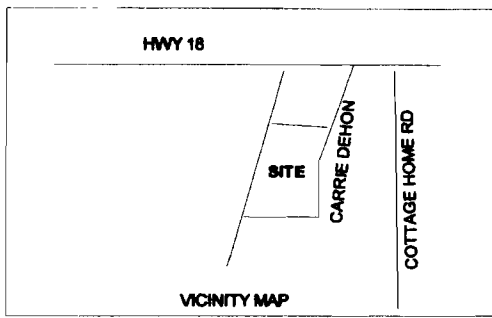
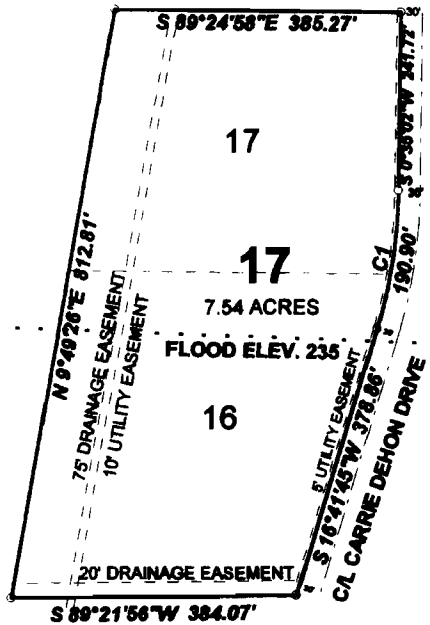
SECTION 1. That the following criteria are to be considered and used in the determining whether or not the City of Jonesboro should complete an unfinished subdivision as follows:

- a. Dedicated right of way to the City of Jonesboro
- b. Percentage of lots sold by the developer
- c. Percentage of lots occupied by citizens
- d. Status of Developer (bankrupt, out of town, still building, etc)
- e. Percentage of subdivision improvements completed by the developer
- f. Length of time since last improvements by the developer

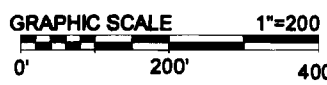
SECTION 2. That upon consideration of these criteria the city may opt to complete any unfinished improvements required of the subdivision.

SECTION 3. That, where circumstances allow, the developer will be pursued for reimbursement for the cost of unfinished improvements.

This Resolution is passed and adopted on this the 6th day of December, 2005.



NOTE: LOT 16 HAS BEEN OMITTED



Curve	Data Angle	Radius	Arc	Tangent	Chord
1	16°08'01"	875.86	188.86	84.86	188.27

**JAY'S REPLAT OF
LOTS 16 AND 17 OF
HARMON INDUSTRIAL PARK
SECOND ADDITION TO THE CITY
OF JONESBORO, ARKANSAS**

DESCRIPTION:
LOT 16 AND 17 OF HARMON INDUSTRIAL PARK SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY PLAT IN THE OFFICE OF CIRCUIT COURT CLERK, CRAIGHEAD COUNTY, ARKANSAS.

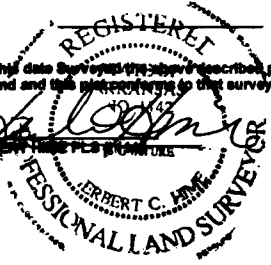
OWNER CERTIFICATION:
We hereby certify that we are the owners of the property shown and described hereon and that we adopt the plan of Subdivision and dedicated perpetual use of all Streets and easements as noted.

J. Harmon

SURVEYORS CERTIFICATION:
This is to certify that I have of this date surveyed the above described property in accordance with monuments found and this plat conforms to that survey.

1-16-1999
DATE

HERBERT HINE
LAND SURVEYING
P.O.B. 361
BROOKLAND, ARKANSAS 72417



ANN HUDSON
CIRCUIT AND CHANCERY
COURT CLERK
99 MAY 19 PM 4:17
FILED

BOOK C RECORDED PAGE 74
DATE 5-20-99 TIME 8:30 Am
CRAIGHEAD COUNTY
BY Ann Hudson, Clerk

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro - Craighead County

PRELIMINARY APPROVAL
 FINAL APPROVAL
 AS NOTED
 DISAPPROVED
 TABLED

Charles Hill Chairman
J. Harmon Secretary
MAY 11 1999 Date

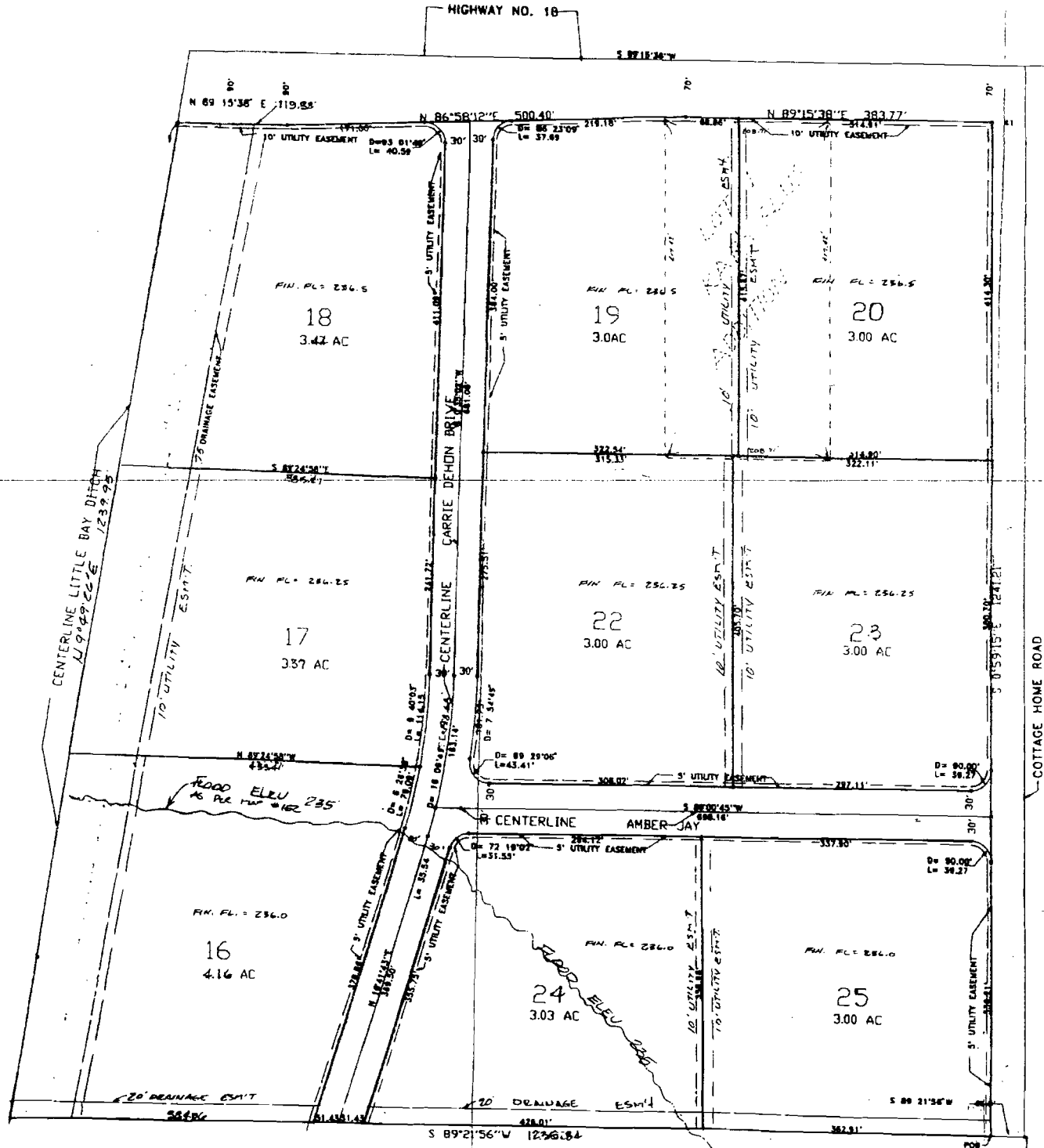
RPR-24

HIGHWAY NO. 18

North

LOTS 16+17

1-2 Industrial



SOUTHWEST CORNER
 NORTHWEST QUARTER, NORTHWEST QUARTER
 SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST